



Buy-

A well-maintained three bedroomed terraced house in Crookes with modern stylish interiors

-from Spencer.

- An attractive stone fronted three bedroomed terraced house in S10 with long leasehold tenure
- Modern interiors to include a stylish open plan dining kitchen with built in appliances
- Original period features and single storey off-shot to the rear
- · Bay windowed living room
- · Three good-sized bedroooms
- Modern white bathroom suite with contemporary tiling
- · Rear enclosed courtyard garden
- Sheffield City Council Tax Band B
- EPC Rating D
- What3Words///racks.motor.toys











£280,000









Floorplan

BASEMENT 166 sq.ft. (15.4 sq.m.) approx. GROUND FLOOR 384 sq.h. (35.7 sq.m.) approx. 1ST FLOOR 328 sq.h. (30.5 sq.m.) approx. 2ND FLOOR 165 sq.ft. (15.3 sq.m.) approx. BEDROOM 9'8" x 6'9" 2.95m x 2.07 CELLAR 11'7" x 11'4" 3.53m x 3.45n TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx. White every attempt has been made to ensure the accuracy of the Borgain contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on themas representation of fact no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

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